

American Land Title Association	ALTA Settlement Statement - Combined
	Adopted 05-01-2015

File No./Escrow No.: 17502
Print Date & Time: 2/20/2018 9:44:01 AM
Officer/Escrow Officer: AVID SETTLEMENT, INC.
Settlement Location: 410 ROUSER ROAD SUITE 402 MOON TOWNSHIP, PA 15108

Property Address: 622 Bascom Avenue Pittsburgh, PA 15212
Buyer: Merle Kent Moorhead, II and Sharon A. Moorhead
855 Benton Avenue Pittsburgh, PA 15212
Seller: Natalie Lutz Cardiello, BK Trustee for the Estate of John W. Sorensen and Cambria L. Sorensen
107 Huron Drive Carnegie, PA 15106
Lender: Victorian Finance, LLC
2570 Boyce Plaza Road Pittsburgh, PA 15241
Type of Loan: Conventional Loan #: 1801218400 MIC #:
Settlement Date: 2/21/2018
Disbursement Date: 2/21/2018

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$170,000.00	Sales Price of Property	\$170,000.00	
		Deposit including earnest money		\$8,500.00
		Loan Amount		\$161,500.00
		Prorations/Adjustments		
\$1,000.00		3rd MTG. PAYOFF -PHFA		
	\$880.77	Assessments from 2/21/2018 to 6/30/2018	\$880.77	
\$54.83		City/Town Taxes from 1/1/2018 to 2/21/2018		\$54.83
	\$517.94	County Taxes from 2/21/2018 to 12/31/2018	\$517.94	
		Loan Charges to Victorian Finance, LLC		
		2570 Boyce Plaza Road Pittsburgh, PA 15241		
		Prepaid Interest from 2/21/2018 to 3/1/2018	\$161.52	
		Processing Fee to Victorian Finance	\$995.00	
		Underwriting Fee to Victorian Finance	\$110.00	
		Other Loan Charges		
		Credit Report Fee to Lender	\$27.45	
		Impounds		
		Aggregate Adjustment	-\$574.60	
		COUNTY TAX 1mo @ \$50.33/mo	\$50.33	
		Homeowner's Insurance 2mo @ \$64.58/mo	\$129.16	
		LOCAL TAX 8mo @ \$32.70/mo	\$261.60	

		<b>SCHOOL TAX 8mo @ \$207.68/mo</b>	<b>\$1,661.44</b>	
		<b>Title Charges &amp; Escrow / Settlement Charges</b>		
		Title - Closing Protection Ltr to Chicago Title	\$125.00	
		Title - Document Prep Fee to AVID SETTLEMENT	\$95.00	
		Title - Lender's Endorsements: to AVID SETTLEMENT (100/300/900)	\$150.00	
		Title - Lender's Title Insurance (\$161,500.00) to AVID SETTLEMENT	\$1,378.40	
		Title - Notary Fee to AVID SETTLEMENT	\$15.00	
		Title - Owner's Title Insurance (optional) (\$170,000.00) to AVID SETTLEMENT	\$45.60	
\$150.00		Title - Settlement Fee to AVID SETTLEMENT	\$150.00	
		<b>Commission</b>		
\$3,400.00		Real Estate Commission to Achieve Realty	\$345.00	
\$3,400.00		Real Estate Commission to BK Global Real Estate		
\$3,400.00		Real Estate Commission to Coldwell Banker		
		<b>Government Recording and Transfer Charges</b>		
		Record Deed: to Dept. of Real Estate	\$166.75	
		Record Mortgage: to Dept. of Real Estate	\$166.75	
\$850.00		Transfer Tax Deed County to City / County	\$850.00	
\$850.00		Transfer Tax State Deed to State of Pennsylvania	\$850.00	
		<b>Payoff(s)</b>		
\$148,208.17		Payoff of First Mortgage Loan		
		Principal Balance ( )		
		Interest on Payoff Loan ( )		
		Additional Payoff fees (\$0.00)		
\$1,475.10		Payoff of Second Mortgage Loan		
		Principal Balance ( )		
		Interest on Payoff Loan ( )		
		Additional Payoff fees (\$0.00)		
		<b>Miscellaneous</b>		
\$111.25		2018 County Tax (114-B-270) to ALLEGHENY COUNTY TREASURER		
\$492.74		2018 County Tax (114-B-272) to ALLEGHENY COUNTY TREASURER		
\$7,600.00		Bankruptcy Estate Fee to Court Order Bankruptcy Estate Distribution		
\$23.31		Est. Final Sewage (Sorenson) to JORDAN TAX SERVICE		
\$23.31		Est. Final Sewer (Roberts) to JORDAN TAX SERVICE		
		Homeowner's Insurance Premium to ERIE INSURANCE	\$775.00	
\$360.00		Lien Letters/ Tax Certs to AVID SETTLEMENT		

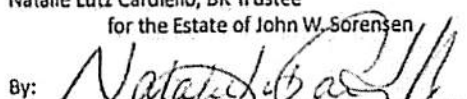
Debit	Credit		Debit	Credit
\$171,398.71	\$171,398.71	Subtotal	\$179,333.11	\$170,054.83
		Due From/To Borrower	\$0.00	\$9,278.28
\$0.00	\$0.00	Due From/To Seller		
\$171,398.71	\$171,398.71	Totals	\$179,333.11	\$179,333.11

ALTA Settlement Statement Acknowledgment

Buyer: Merle Kent Moorhead, II and Sharon A. Moorhead  
855 Benton Avenue Pittsburgh, PA 15212  
Seller: Natalie Lutz Cardiello, BK Trustee for the Estate of John W. Sorensen and Cambria L. Sorensen  
107 Huron Drive Carnegie, PA 15106  
Lender: Victorian Finance, LLC  
2570 Boyce Plaza Road Pittsburgh, PA 15241  
Settlement Agent: AVID SETTLEMENT, INC.  
Settlement Location: 410 ROUSER ROAD SUITE 402 MOON TOWNSHIP, PA 15108  
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We/I have carefully reviewed the ALTA Settlement Statement prepared by AVID SETTLEMENT, INC. and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize AVID SETTLEMENT, INC. to cause the funds to be disbursed in accordance with this statement.

By:   
Merle Kent Moorhead, II Borrower

Natalie Lutz Cardiello, BK Trustee  
for the Estate of John W. Sorensen  
By:   
Natalie Lutz Cardiello, Trustee Seller

By:   
Sharon A. Moorhead Borrower

AVID SETTLEMENT, INC.

  
Cheryl Laney

WARNING: Is it a crime to knowingly make false statements to the United States on this or any similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

File #17502